



6 Stevenage Road • Hitchin • Hertfordshire • SG4 9DH

Guide Price £525,000

Charter Whyman

TOWN & VILLAGE HOMES







## INDIVIDUAL DETACHED HOUSE SCOPE FOR FURTHER UPDATING DETACHED GARAGE

### THE PROPERTY

A much loved family home, this modern detached house would fully reward the additional updating from which it would now benefit. The ground floor provides a spacious reception room, kitchen and cloakroom/WC. There are three bedrooms and bathroom on the first floor.

The house benefits from uPVC double-glazed windows and real wood parquet flooring in the hall and reception room. Please note that the gas fired back boiler located in the living, room which formerly supplied the central heating, is defunct and irreparable.

### THE OUTSIDE

The house stands elevated above the road in a plot measuring approximately 55' by 49' (16.69m x 14.9m) overall. To the front is a retaining wall and the garden is laid to lawn with a shrub border. The concrete drive provides off-street parking and leads to the detached garage, which has a power operated up-and-over door.

The main garden, the majority situated between the house and garage, is screened by a wall to the front, with a depth of some 34' (10.4m). It is laid to lawn with crazy paved patio, herbaceous borders and ornamental shrubs and roses. A greenhouse is attached to the rear of the garage.

### THE LOCATION

The house is located on the southern side of the highly regarded market town of Hitchin in north Hertfordshire, within three-quarters of a mile of the town centre and just a mile and a quarter from the mainline railway station. Hitchin is on the East Coast Mainline and regular services run to London throughout the day. The fastest services take just 39 minutes to King's Cross and 33 minutes to St Pancras. For drivers, Junction 8 on the A1 (M) is 2.6 miles away.

Hitchin frequently figures as one of the best places to live in the UK. Its historic centre boasts a wealth of fine period buildings and the town provides excellent shopping, outstanding schools, numerous pubs and restaurants, places of worship and other amenities. The choice of facilities is widened further by the adjoining towns of Letchworth Garden City and Baldock.

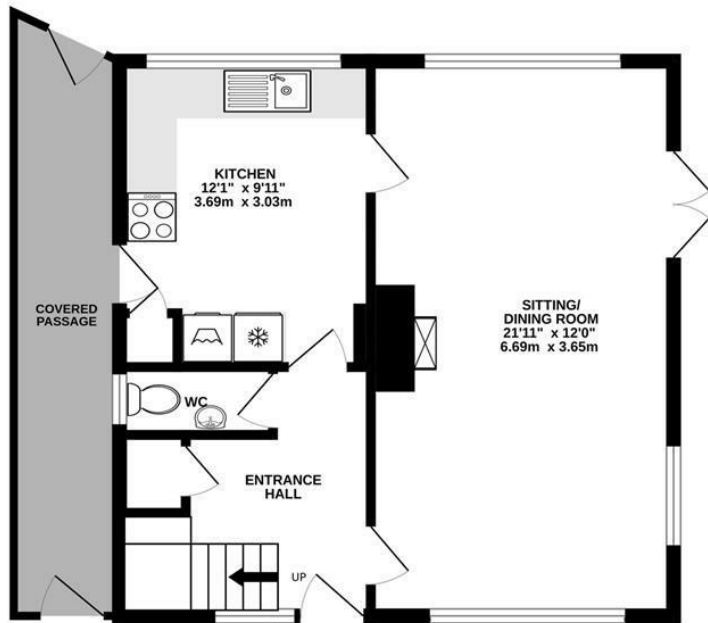




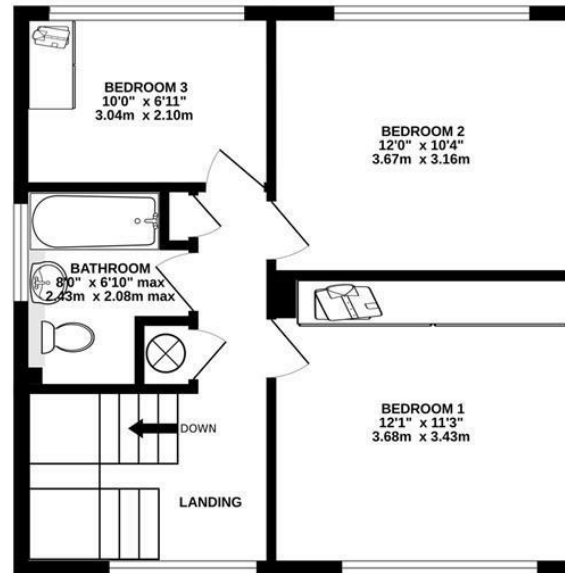




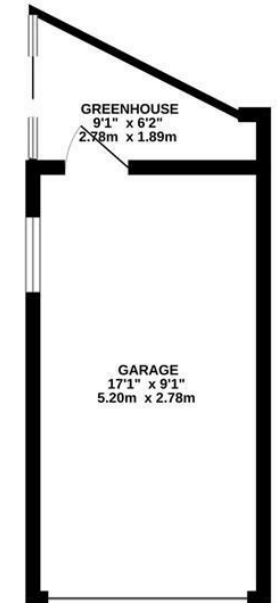
GROUND FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



GARAGE, ETC  
191 sq.ft. (17.8 sq.m.) approx.



THE TOTAL FLOOR AREA DOES NOT INCLUDE THE GARAGE OR GREENHOUSE

TOTAL FLOOR AREA : 947sq.ft. (88.0 sq.m.) approx.

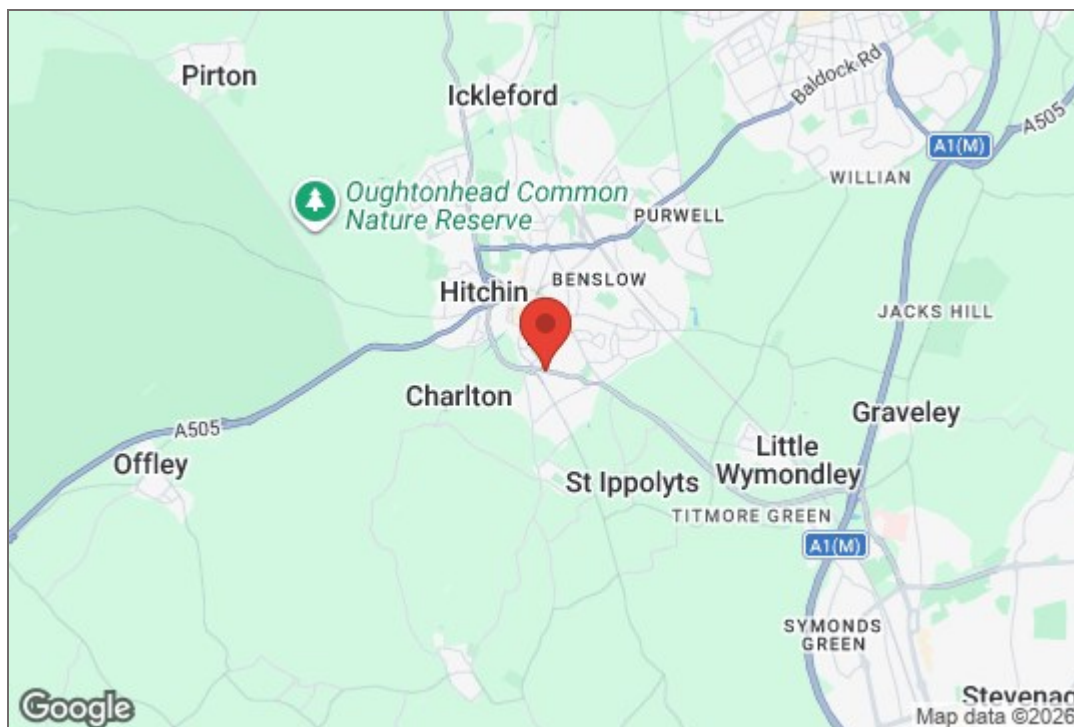
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These particulars are intended for guidance only. Floor Plan measurements and placement of white goods etc are approximate and are for illustrative purposes only. Please note that the stated floor area *may* include the garage and other areas outside the living space. Whilst we do not doubt the accuracy of the floor plan or any other information provided, we make no guarantee, warranty or representation as to this accuracy or the completeness of these particulars. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction that it is suitable for your requirements.

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## TENURE

FREEHOLD

## RESTRICTIVE COVENANTS

A restrictive covenant is a clause in an agreement that restricts, limits, prohibits, or restricts how owners can use a property. These could include: property use (e.g., business and rental use), the number and type of vehicles allowed on the property, fence height and type, removal of trees, paint colours for the front door or garage, installation of satellite dishes and even types of animals allowed at the property. For more information, please ask the agent.

## EASEMENTS

Having an easement on your property means that a third party (an individual or a utility company for example) has a right to use your property for a particular purpose. This could be passing by foot or with vehicles over your property, or a right to pass service media for utilities on, over or under your property. An easement could also allow a neighbour to access your property in order to carry out repairs to their own property. For more information, please ask the agent.

## CONSTRUCTION

Modern cavity construction under a pitched tiled roof.

## SERVICES

Mains water, sewerage, gas and electricity are connected to the property.

## EPC RATING

Band - E

## BROADBAND SPEED

A choice of provider claiming up to 1,000 Mbps.

## MOBILE SIGNAL

Most providers claim up to 5G coverage.

## LOCAL AUTHORITY

North Herts District Council  
Gernon Road  
Letchworth Garden City  
Hertfordshire SG6 3BQ

Tel: 01462 474000  
[www.north-herts.gov.uk](http://www.north-herts.gov.uk)

## COUNCIL TAX

Band - E

## CONSERVATION AREA

The property is located within the Hitchin Hill Path Conservation Area.

## FLOODING

Properties can be at risk of flooding and it is important for you to check if the property has been flooded in the last 5 years, what flood defences are in place and source of any flooding. For more information, please ask the agent.

## VIEWING APPOINTMENTS

All viewing and negotiations strictly through  
Charter Whyman.

Charter Whyman

37 Station Road, Letchworth Garden City, Hertfordshire, SG6 3BQ

01462 685808

[www.charterwhyman.co.uk](http://www.charterwhyman.co.uk)